157.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	825,700 / 825,700
					USE VALUE:	825,700 / 825,700
					ASSESSED:	825,700 / 825,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARVICK SCOTT E
Owner 2:	FLYNN-BARVICK NANCY E
Owner 3:	
Street 1:	159 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 2949 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	405,700		420,000	825,700
Total Card	0.138	405,700		420,000	825,700
Total Parcel	0.138	405,700		420,000	825,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 279.99 | /Parcel: 279.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104577

GIS Ref

GIS Ref

Insp Date 06/30/18

!12299!

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	405,700	0	6,000.	420,000	825,700		Year end	12/23/2021
2021	101	FV	393,700	0	6,000.	420,000	813,700		Year End Roll	12/10/2020
2020	101	FV	393,700	0	6,000.	420,000	813,700	813,700	Year End Roll	12/18/2019
2019	101	FV	293,000	0	6,000.	420,000	713,000	713,000	Year End Roll	1/3/2019
2018	101	FV	322,200	0	6,000.	354,000	676,200	676,200	Year End Roll	12/20/2017
2017	101	FV	322,200	0	6,000.	324,000	646,200	646,200	Year End Roll	1/3/2017
2016	101	FV	322,200	0	6,000.	276,000	598,200	598,200	Year End	1/4/2016
2015	101	FV	314,400	0	6,000.	240,000	554,400	554,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:19:37

LAST REV

Date	Time
10/03/19	16:48:28
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12299

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARDING JEFFREY	27385-57		6/13/1997		300,000	No	No	Y	

USER DEFINED

Prior Id # 1:	104577
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2013	270	Manual	31,270	C				
7/12/2002	533	New Wind	1,800	C				2 REPLACEMENT WIND
7/25/2000	597	Redo Bas	19,500	C				GARAGE TO OFFICE-R
12/12/1996	642	Wood Dec	2,500					9X10,20X7,7X9 DECK
11/22/1996	612		18,000					REM KIT/BATH/NEWRO

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
5/24/2013	Info Fm Prmt	EMK	Ellen K
12/15/2008	Meas/Inspect	345	PATRIOT
12/21/1999	Mailer Sent		
12/1/1999	Entry Denied	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13076925
Const Adj.:	0.98990101
Adj $ / SQ:	145.515
Other Features:	108500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	498419
Depreciation:	92706
Depreciated Total:	405713

COMMENTS

WIP-BMT FINISH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

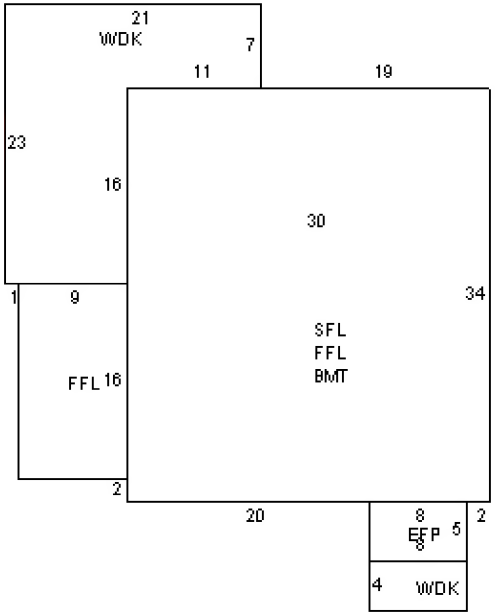
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.52
Special Features:	0	Val/Su Net:	113.23
Final Total:	405700	Val/Su SzAd	185.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,164	145.520	169,380
BMT	Basement	1,020	64.940	66,235
SFL	Second Floor	1,020	145.520	148,426
WDK	Deck	339	8.860	3,003
EFP	Enclos Porch	40	71.870	2,875

Net Sketched Area:	3,583			Total:	389,919
Size Ad	2184	Gross Area	3583	FinArea	2949

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	